



# AGENDA

## DESIGN REVIEW BOARD

Friday, February 22, 2008, 11:00 a.m.  
Administrative Conference Room  
College Station City Hall  
1101 Texas Avenue  
College Station, Texas

- 
1. Call to Order
  2. Consideration, discussion and possible action on Absence Requests.
    - Hunter Goodwin – January 11, 2008 meeting
  3. Presentation, possible action, and discussion on a Special District Site Plan in the Wolf Pen Creek Corridor for University Commons Phase 3, consisting of 1 new building on 1.56 acres located at 950 Colgate Drive. **Case #07-00500221 (LB)**
  4. Possible action and discussion on future agenda items – A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
  5. Adjourn.

Consultation with Attorney {Gov't Code Section 551.071; possible action.

The Design Review Board may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Design Review Board meeting, an executive session will be held.

**Notice is hereby given that a Regular Meeting of the Design Review Board of the City of College Station, Texas will be held on the Friday, February 22, 2008 at 11:00 a.m. at the City Hall Administrative Conference Room, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda**

Posted this the \_\_\_\_\_ day of \_\_\_\_\_, 2008 at \_\_\_\_\_ p.m.

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_  
Connie Hooks, City Secretary

I, the undersigned, do hereby certify that the above Notice of Meeting of the Design Review Board of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, [www.cstx.gov](http://www.cstx.gov). The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on \_\_\_\_\_, 2008 and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: \_\_\_\_\_ by \_\_\_\_\_.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_

Subscribed and sworn to before me on this the \_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
Notary Public- Brazos County, Texas

My commission expires: \_\_\_\_\_

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on [www.cstx.gov](http://www.cstx.gov).

**DESIGN REVIEW BOARD  
WOLF PEN CREEK DESIGN DISTRICT  
STAFF REPORT**

Project Manager: Lindsay Boyer, AICP, Senior Planner  
E-mail: lboyer@cstx.gov

Report Date: February 8, 2008  
Meeting Date: February 22, 2008

**For  
UNIVERSITY COMMONS PH III**

**Location:** 950 Colgate Drive

**Applicant:** Municipal Development Group, engineers for the owner

**Item Summary:** The applicant is proposing to develop Phase 3 of the University Commons Apartments for 42 new one-bedroom apartments. The proposed site is east of the existing Phase 1 and will include the dedication of the floodway on the property to the Wolf Pen Creek Park. The architecture of the building is proposed to match the existing architecture of the buildings in the complex. The project also includes construction of a retaining wall along the floodway line.

**Administrator Recommendations:** Approval with the condition that Staff Review comments are addressed

**Issues/Items for Review:**

1. Treatment of the minimum reservation area  
The minimum reservation area was met when the property developed in the 1990s.
2. Exterior lighting  
No details for exterior lighting were provided.
3. Solid waste  
An existing solid waste facility is being expanded to incorporate two dumpsters, and another is located northwest of the proposed building. The applicant is proposing to screen those with wood fences.
4. Relationship of buildings to site  
The new building is perpendicular to the existing buildings in Phase 2 and is located to the north of the site closer to the creek side.
5. Relationship of buildings and site to adjoining area  
The new building is oriented parallel to the creek and the north side of the building will have visibility into the park.
6. Building design  
The building is designed to match the existing architecture of the buildings.
7. Miscellaneous structures and street hardware  
No details were provided for any miscellaneous structures and none are proposed on site.
8. Landscaping  
Landscape is provided in accordance with the Unified Development Ordinance, Section 7.5. A majority of the site is clear of trees, with the existing trees primarily located in the area

proposed to be dedicated as parkland. Six canopy trees are provided in this phase scattered around the site, with several non-canopy trees clustered around the building.

9. Signage

No signage is being proposed.

**Attachments:**

1. Application
2. Staff Review Comments
3. Site plan
4. Elevations of all building sides
5. Material samples



FOR OFFICE USE ONLY	
CASE NO.	<u>07-262</u> 22
DATE SUBMITTED:	<u>10-22-07</u>

3:15  
AC

## DESIGN REVIEW BOARD WOLF PEN CREEK SITE PLAN REVIEW APPLICATION

### MINIMUM SUBMITTAL REQUIREMENTS

- AC N/A
- ☒ Special District site plan application completed in full.
  - AC N/A ☒ \$200 Application Fee. *PAID 07-22-07*
  - ☒ \$200 Wolf Pen Creek Special District Review Fee
  - AC N/A ☒ \$200 Development Permit Application Fee.
  - AC N/A ☒ \$600 Public Infrastructure Inspection Fee if applicable. (This fee is payable if construction of a public waterline, sewerline, sidewalk, street or drainage facilities is involved.)
  - ☒ Twelve (12) folded copies of site plan, one (1) landscape plan, and one (1) dimensioned building elevations, including signage.
  - ☒ Color and material samples.
  - ☒ A copy of the site plan checklist with all items checked off or a brief explanation as to why they are not checked off.
  - ☐ Parkland Dedication requirement approved by the Parks & Recreation Board, please provide proof of approval (if applicable).

### Date of Preapplication Conference: \_\_\_\_\_

NAME OF PROJECT University Commons Phase III

ADDRESS 950 Colgate Drive College Station, Texas 77840

LEGAL DESCRIPTION Lot 15 R-1, Block B, Eastmark Phase III Resubdivision

### APPLICANT/PROJECT MANAGER'S INFORMATION (Primary Contact for the Project):

Name Municipal Development Group / Lenwood S. Adams

Street Address 2551 Texas Ave South Ste.A

City College Station

State Texas Zip Code 77840

E-Mail Address mdgcstx@yahoo.com

Phone Number 979-693-5359

Fax Number 979-693-4243

### PROPERTY OWNER'S INFORMATION:

Name Charles Laningham c/o JMC

Street Address 14130 Coit Rd Ste220-LB22

City Dallas

State Texas Zip Code 75240

E-Mail Address claningham@jmc-mgmt.com

Phone Number 972-234-1550

Fax Number 972-234-1580

### ARCHITECT OR ENGINEER'S INFORMATION:

Name Municipal Development Group

Street Address 2551 Texas Avenue South Ste. A

City College Station

State Texas Zip Code 77840

E-Mail Address mdgcstx@yahoo.com

Phone Number 979-693-5359

Fax Number 979-693-4243

OTHER CONTACTS (Please specify type of contact, i.e. project manager, potential buyer, local contact, etc.)

Name \_\_\_\_\_  
Street Address \_\_\_\_\_ City \_\_\_\_\_  
State \_\_\_\_\_ Zip Code \_\_\_\_\_ E-Mail Address \_\_\_\_\_  
Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

CURRENT ZONING \_\_\_\_\_

PRESENT USE OF PROPERTY vacant/ undeveloped

PROPOSED USE OF PROPERTY one three story multi-family dwelling, 42 one bedroom units

VARIANCE(S) REQUESTED AND REASON(S) \_\_\_\_\_

# OF PARKING SPACES REQUIRED 63

# OF PARKING SPACES PROVIDED 63

**MULTI-FAMILY RESIDENTIAL**

Total Acreage 1.56

Floodplain Acreage 1.56

Housing Units 1

42 # of 1 Bedroom Units

\_\_\_\_\_ # of 2 Bedroom Units

\_\_\_\_\_ # of 3 Bedroom Units

\_\_\_\_\_ # of 4 Bedroom Units

**FOR 2 BEDROOM UNITS ONLY**

\_\_\_\_\_ # Bedrooms = 132 sq. ft.

\_\_\_\_\_ # Bedrooms < 132 sq. ft.

**PARKLAND DEDICATION**

# of Multi-Family Dwelling Units

\_\_\_\_\_ X \$452 = \$ \_\_\_\_\_

\_\_\_\_\_ # of acres in floodplain

\_\_\_\_\_ # of acres in detention

\_\_\_\_\_ # of acres in greenways

\_\_\_\_\_ date dedication approved by Parks Board

**COMMERCIAL**

Total Acreage \_\_\_\_\_

Building Square Feet \_\_\_\_\_

Floodplain Acreage \_\_\_\_\_

**NOTE: Parkland Dedication fee is due prior to the issuance of a Building Permit.**

*The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct.*

  
Signature of Owner, Agent or Applicant

10/10/07  
Date

#### **STAFF REVIEW COMMENTS NO. 4**

Project: UNIVERSITY COMMONS PH III (SDSP) - 07-00500221

#### **PLANNING/ENGINEERING**

1. Repeat Comment: Provide detail in compliance with the Site Design Standards for the curbing on Sheet 2 of 14.
2. Repeat Comment: Provide detail in compliance with the Site Design Standards for the dumpster enclosures on Sheet 2 of 14.

Reviewed by: Lindsay Boyer/Carol Cotter

Date: February 6, 2008